

076.0

0005

0003.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

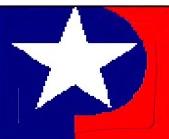
707,800 / 707,800

USE VALUE:

707,800 / 707,800

ASSESSED:

707,800 / 707,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BEATTIE CHARLOTTE	
Owner 2:	
Owner 3:	

Street 1: 56 CROSBY ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER	
Owner 1: BRAIS BARBARA R M -	
Owner 2: -	

Street 1: 21 OLD COLONY DRIVE	
Twn/City: WESTBOROUGH	
St/Prov: MA	Cntry

Postal: 01581	
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NARRATIVE DESCRIPTION	
This parcel contains .246 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10709.000	240,800		467,000	707,800		48344
							GIS Ref
							GIS Ref
							Insp Date
							10/30/18

PREVIOUS ASSESSMENT								Parcel ID	076.0-0005-0003.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	240,800	0	10,709.	467,000	707,800		Year end	12/23/2021	
2021	101	FV	232,400	0	10,709.	467,000	699,400		Year End Roll	12/10/2020	
2020	101	FV	232,400	0	10,709.	467,000	699,400	699,400	Year End Roll	12/18/2019	
2019	101	FV	194,500	0	10,709.	433,600	628,100	628,100	Year End Roll	1/3/2019	
2018	101	FV	194,500	0	10,709.	433,600	628,100	628,100	Year End Roll	12/20/2017	
2017	101	FV	194,500	0	10,709.	380,300	574,800	574,800	Year End Roll	1/3/2017	
2016	101	FV	194,500	0	10,709.	346,900	541,400	541,400	Year End	1/4/2016	
2015	101	FV	182,300	0	10,709.	306,900	489,200	489,200	Year End Roll	12/11/2014	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRAIS BARBARA R	53694-134		10/19/2009		460,000	No	No		
	8131-566		1/1/1901	Family		No	No	N	

BUILDING PERMITS	
Date	Number

5/1/2019	588	Redo Bat	15,000	C						
8/21/2013	1262	Redo Kit	28,830	C						

Total AC/Ha: 0.24584	Total SF/SM: 10709	Parcel LUC: 101	One Family	Prime NB Desc: ARLINGTON	Total: 466,998	Spl Credit	Total: 467,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:					2	4	6WDK	28											
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:																			
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE	View / Desir:	1/2 Bath:	Rating:	A HBth:	Rating:																			
GENERAL INFORMATION				OthrFix:	Rating:	RESIDENTIAL GRID																				
Grade: C - Average				Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1																				
Year Blt: 1953	Eff Yr Blt:	Alt LUC:	Alt %:	A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O								
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	Fpl: 1	Rating: Average	Other																				
				WSFlue:	Rating:	Upper																				
				CONDOS INFORMATION				Lvl 2																		
				Location:		Lvl 1																				
				Total Units:		Lower																				
				Floor:		Totals	RMs: 7	BRs: 4	Baths: 1	HB																
				% Own:																						
				Name:																						
DEPRECIATION				Exterior:	No Unit	RMS	BRS	FL	REMODELING				RES BREAKDOWN													
				Interior:	1	7	4																			
				Additions:																						
				Kitchen:																						
				Baths:																						
				Plumbing:																						
				Electric:																						
				Heating:																						
				General:																						
				Total:	31 %																					
CALC SUMMARY				Basic \$ / SQ:	110.00	COMPARABLE SALES								SUB AREA				SUB AREA DETAIL								
				Size Adj.: 1.34444439		Rate	Parcel ID	Typ	Date	Sale Price					Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
				Const Adj.: 0.99792004											BMT	Basement	864	51.470	44,469	BMT	100	RRM	25 A			
				Adj \$ / SQ: 147.581											FFL	First Floor	864	147.580	127,510							
				Other Features: 81000											TQS	3/4 Story	648	147.580	95,633							
				Grade Factor: 1.00											WDK	Deck	24	15.970	383							
				NBHD Inf: 1.00000000																						
				NBHD Mod:																						
				LUC Factor: 1.00																						
				Adj Total: 348995																						
				Depreciation: 108189																						
				Depreciated Total: 240807																						
				WtAv\$/SQ:		AvRate:		Ind.Val																		
				Juris. Factor:				Before Depr:	147.58																	
				Special Features: 0				Val/Su Net:	100.33																	
				Final Total: 240800				Val/Su SzAd	159.26																	
				Net Sketched Area: 2,400				Total:	267,995																	
				Size Ad	1512	Gross Area	2616	FinArea	1728																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:														
SPEC FEATURES/YARD ITEMS				PARCEL ID 076-0-0005-0003.0												IMAGE AssessPro Patriot Properties, Inc										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
More: N	Total Yard Items:													Total Special Features:												
Total:														Total:												